



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

- ☐ International Building Code
- ☐ ICC ANSI A117.1 Accessibility Code
- ☒ International Existing Building Code
- ☐ International Residential Code
- ☐ International Fire Code
- ☐ Uniform Plumbing Code

- ☐ International Mechanical Code
- ☐ International Fuel Gas Code
- ☐ NFPA 54 National Fuel Gas Code
- ☐ NFPA 58 Liquefied Petroleum Gas Code
- ☐ Wildland Urban Interface Code

For the Washington State Energy Code, please see specialized [energy code forms](#)

Section: 306.7.1

Title: Alterations affecting an area containing a primary function

2. Proponent Name:

Proponent: Washington Association of Building Officials Technical Code Development Committee (AKA; TCD).

Title: N/A

Date: February 8, 2022

3. Designated Contact Person:

Name: Lee Kranz

Title: TCD Member

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- 4. Proposed Code Amendment.** Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code, additional pages may be attached.

Clearly state if the proposal modifies an existing amendment or if a new amendment is needed. If the proposal modifies an **existing amendment**, show the modifications to the existing amendment by underlining all added language and striking through all deleted language. If a new amendment is needed, show the modifications to the **model code** by underlining all added language and striking through all deleted language.

Code: 2021 International Building Code Section: 306.7.1

Enforceable code language must be used.

Amend section to read as follows:

306.7.1 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. ~~The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.~~ Toilet facilities and drinking fountains serving the area of primary function, including the route from the area of primary function to these facilities, shall be accessible.

Exceptions:

1. The cumulative costs of providing the accessible route of travel, toilet facilities and drinking fountains are not required to exceed 20 percent of the costs of the *alterations* affecting the area of *primary function*.
 2. This provision does not apply to *alterations* limited solely to windows, hardware, operating controls, electrical outlets and signs.
 3. This provision does not apply to *alterations* limited solely to mechanical systems, electrical systems, installation or *alteration* of fire protection systems and abatement of hazardous materials.
 4. This provision does not apply to *alterations* undertaken for the primary purpose of increasing the accessibility of a *facility*.
 5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.
- 5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.** Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

Reason:

The current language in Section 306.7.1 related to the need to provide an accessible route of travel, accessible toilet facilities and drinking fountains for primary function areas being altered has been the source of confusion for many since it was added to the code. We believe that the current language, which attempts to combine a mandate to improve the accessible route to primary function areas, which is already addressed in the first sentence of this section, with improvements to existing restrooms and drinking fountains, is the source of this confusion. Is the current language intended to require just the path of travel to these facilities or improvements to them as well? This proposal clarifies the language in favor of the latter interpretation.

Separating these two distinct aspects of barrier-free access helps the reader to understand the intent of this provision which is: 1) provide an accessible route to the primary function area, and 2) make accessibility improvements to existing restrooms and drinking fountains serving the area of primary function. By removing the current language and replacing it with a separate and distinct sentence addressing the need to update restrooms and drinking fountains we are eliminating the ambiguity of the current code which will improve consistent enforcement.

Exception number one has also been modified to make it clear that the cumulative cost of these improvements are not required to exceed 20% of the construction budget. The current language can be interpreted to look at just the cost of the route of travel, which would not include the cost of upgrading toilet facilities or drinking fountains but ICC trainers teach that all improvements to accessibility are intended to be counted toward the 20% exception.

6. Specify what criteria this proposal meets. You may select more than one.

- ☐ The amendment is needed to address a critical life/safety need.
- ☒ The amendment clarifies the intent or application of the code.
- ☐ The amendment is needed to address a specific state policy or statute.
- ☐ The amendment is needed for consistency with state or federal regulations.
- ☐ The amendment is needed to address a unique character of the state.
- ☒ The amendment corrects errors and omissions.

7. Is there an economic impact: ☐ Yes ☒ No

If no, state reason: This code change will not affect the cost of construction. This proposal clarifies that the intent of this section. The maximum 20% cost limitations will still apply.

If yes, provide economic impact, costs and benefits as noted below in items a – f.

- a. **Life Cycle Cost.** Use the OFM Life Cycle Cost [Analysis tool](#) to estimate the life cycle cost of the proposal using one or more typical examples. Reference these [Instructions](#); use these [Inputs](#). Webinars on the tool can be found [Here](#) and [Here](#)). If the tool is used, submit a copy of the excel file with your proposal submission. If preferred, you may submit an alternate life cycle cost analysis.
- b. **Construction Cost.** Provide your best estimate of the construction cost (or cost savings) of your code change proposal.

\$[Click here to enter text](#)./square foot

(For residential projects, also provide \$[Click here to enter text](#)./ dwelling unit)

Show calculations here, and list sources for costs/savings, or attach backup data pages
- c. **Code Enforcement.** List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:
- d. **Small Business Impact.** Describe economic impacts to small businesses:
- e. **Housing Affordability.** Describe economic impacts on housing affordability:
- f. **Other.** Describe other qualitative cost and benefits to owners, to occupants, to the public, to the environment, and to other stakeholders that have not yet been discussed:

Please send your completed proposal to: sbcc@des.wa.gov

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.